

WESTCHESTER HOLDS PERENNIAL CHARM FOR HOME BUYER



Panorama of Unsurpassed River Scenery Unfolds Before Traveler Through Land of American Historic and Literary Associations

ALL ROADS in Westchester county lead through a succession of rural beauties. Busy little cities and well kept towns greet the eye. In shady hollows and on sides of high hills prosperous villages have lodged and stately mansions gaze across trim lawns or peer from the exclusiveness of miniature forests, radiant now in autumnal glory. Here and there from lofty heights crown castlelike residences of men mighty in the world's affairs.

Following the course of the Albany Post road takes the motorist into land rich in historical associations and literary history. He is in the country of Irving and Cooper and made famous by many exciting and important events of the Revolutionary War.

About fifteen miles from the Grand Central Terminal, on the line of the Hudson division of the New York Central Railroad, is Yonkers, a city noted for its manufacturing, great mansions and smaller homes and ever to be separated from this city by our own Van Cortlandt Park. Continuing northward the road runs through Hastings on Hudson, a place of fine and ancient residences. Hastings is set on a ridge and spreads over a plateau. Along its length, entrancing and constantly changing views of the river and the Palisades appear between the trees along the highways to Dobbs Ferry, also famed for its magnificent vistas of the river and the Tappan Zee. Next comes Ardsley on Hudson and its broad streets, shaded by maples, now in the brilliancy of their fall coloring.

Further along is Irvington, the town whose chief claim to distinction is that it holds Sunnyside, the home of Washington Irving. Adjoining Irvington is Tarrytown, most celebrated of Hudson Valley towns for its historical and literary shrines. Leaving Tarrytown and its palatial residences and growing industries the road winds on over the hills through Scarborough, Ossining, Harmon, Croton and Peekskill. The road ends at Dobbs Ferry.

From Hastings a trolley runs to Unfords, where Cooper once resided. The road ends in Hastings. At Dobbs Ferry Washington and Carleton negotiated the evacuation of the colonies by the British and arranged for the recognition of American independence.

NEW ALLESTON CLUB DESIGNED FOR WOMEN

House on East Fifty-seventh Street Just Opened.

The latest Alleston Club, a twenty-story structure at 120 East Fifty-seventh street, adjoining the corner of Lexington avenue, has just been opened exclusively for women. The Alleston organization, of which William H. Silk is managing director and James S. Cushman is president, believes that the modern business woman dislikes the antiquated rooming house and the subdivided tenement living establishment with its prescribed routine, so they have erected this building exclusively for women, where, amidst unusually refined surroundings, the occupied woman can entertain and enjoy the privileges of social life as she could at home.

Among the many features of the building are two large dining rooms, a commodious lounge, sun parlor, roof garden, guest rooms, reception room and shops. Several Alleston Club residences have already been built and operated in New York city for the use of men. Miss Grace B. Drake has been appointed director and Miss Lella Moore has been placed in charge of the shopping service department. The building was constructed under the supervision of the Alleston House Company's architect, Everett Murgatroyd of Murgatroyd & Ogden. An Alleston Club residence is not a rooming house, boarding house, apartment building or hotel. It is a combination of the club and hotel where refined persons may live well and reasonably.

SUMMIT ESTATE SOLD.

The estate of the late Charles A. Lummis, 107 Boulevard, Summit, N. J., consisting of a fourteen-room residence, with three baths, and stable garage and other buildings, on a plot of more than three acres, has been purchased by James W. Shirley, who is now occupying the property. The estate was held at \$45,000. The Eugene Jobs-H. F. Beck Company was the broker.

ated for the evacuation of the colonies by the British and arranged for the recognition of American independence. The road through Tarrytown, flanked by arching elms, traverses one of the great objective points of sightseers. On either hand are costly abiding places of the rich and others known to fame. Passing the monument to mark the place of capture of Major Andre, catching a glimpse of the Philips Manor house (Yonkers boasts of another Philips mansion) and crossing Sleepy Hollow Bridge, the successor of the one from which the Headless Horseman hurled his "head" at Ichabod Crane, a sharp turn brings one to the Old Dutch Church and its graveyard, in which are the remains of Irving and Cooper.

For many years the late William Rockefeller lived on his country estate, Rockwood, on the Post road, Scarborough, one of the most valuable properties along the river and comprising 400 to 500 acres. His house is much larger than that of his brother, John D. Rockefeller, at Pocantico Hills. The former's heirs have decided to sell Rockwood. No plan for its development has been made, according to its agents, Wm. A. White & Sons, 45 Cedar street.

Croton Pond of Bathing Beach. Ossining, best known, perhaps, for its State prison, which is west of the Central's tracks, by the way, and far removed from a residential area, of the town, is another of Westchester's beauty spots. On the State road from Ossining to Kitchawan, Margaret H. Irving is developing a show place for her home. She has torn down a farm house on the property which she bought. On Quaker Ridge road near the Ossining line is a development of hillside property known as Riverside Terrace.

Moving northward to Harmon can be seen historic Hessian Hill further on and nearer the river Croton on Hudson, desirable residential sections are selling for \$15,000 to \$50,000. Situated along North Broadway are some of the finest country estates near New York, among them being the properties of Samuel Untermyer, C. C. Dula and Col. William Boyce Thompson. The Hudson River Country Club is in this section. There has been considerable activity in Yonkers recently, one of the latest sales consisting of a corner plot at South Broadway and Valentine lane sold by my firm and held for \$75,000.

Hudson Zone Offers Sites for Wide Variety of Uses

By THOMAS S. BURKE.

AS ONE proceeds north along the Hudson River after leaving New York he arrives first at Yonkers, a city with a population of nearly 120,000. Although this city adjoins New York there is a considerable amount of unimproved property, particularly in the southern section, which is still available, and residences may be purchased in the Yonkers suburbs for \$5,000 up. Park Hill, one of the most desirable sections, lies directly at the head of Van Cortlandt Park and houses there are selling for \$15,000 to \$50,000. Situated along North Broadway are some of the finest country estates near New York, among them being the properties of Samuel Untermyer, C. C. Dula and Col. William Boyce Thompson. The Hudson River Country Club is in this section. There has been considerable activity in Yonkers recently, one of the latest sales consisting of a corner plot at South Broadway and Valentine lane sold by my firm and held for \$75,000.

Hastings adjoins Yonkers on the north and has a population of approximately 4,000. A development known as River View Manor, situated on a crest overlooking the Hudson, is one of Hastings' desirable residential sections and improved property in the vicinity may be obtained for \$15,000 up. One of the handsomest homes is that formerly belonging to Mrs. Joseph Wuppermann and recently sold by Fish & Martin to Dr. Daniel A. Poling of Long Island. The property was held for \$50,000. Just north of Hastings is Dobbs Ferry, a town with a population of about 1,000. It is noted for large and handsome estates and also for exceptional schools, among them Miss Masters' School. Ardsley on the Hudson is the next town north and contains such desirable developments as Ardsley Park, formerly the estate of Amel L. Barber. Plots there of a quarter of an acre up may be



HOME OF DAN R. HANNA OSSINING



HOME OF ABRAHAM KAIMOWITZ, 19 HANAFORD PLACE, TARRYTOWN

seen one of the familiar type of signboards, representing an open book, on which, referring to Croton, is announced the fact that at Croton the salt water of New York Harbor mixes with the fresh water of the Hudson River and the advantages of Croton's bathing beach.

The road runs from Harmon down to the Croton River, in and out of a wooded, rocky glen, over the mouth of that stream, around the north side of Croton Point and on to Peekskill.

Commutation Business Gains.

The increasing popularity of Westchester points along and near the Hudson River with homebuilders, homebuyers and those who prefer to live outside of the city is shown by the increases in the monthly commuting business done by the New York Central Railroad between Grand Central Terminal and other New York city depots and stations in the Hudson River section of Westchester.

After the commencement of the world war, when a huge influx of war workers poured into New York and surrounding cities, the housing situation, continually growing in acute proportions, homebuyers generally first commenced to investigate the possibilities of setting up homes in the Hudson River localities of Westchester.

The city living public, never until that time, appeared to be aware of what the Hudson River district had to offer along those lines. Let a man live along quietly in given channels and he will usually continue as long as he lives peacefully and in comfort. But disturb his peace and comfort and you may as well harp on him.

That is just what crowded transit facilities and high rents did to many New Yorkers between the time of the commencement of the war and now.



HOME OF MARGARET MAYO AT HARMON-ON-HUDSON.



RESIDENCE OF WALTER B. WALKER, ARDSLEY-ON-HUDSON

eight years. Of course the populations of the towns are not increasing in tremendous proportions overnight. It is, on the other hand, a growth which is cumulative and permanent—a growth of desirable people who come to stay, the kind which weld with and become part of the good citizenry. Such a growth is beneficial.

River Scenery Always Beautiful. The varying scenery which the majestic river affords at no matter what time of the year appeals and gives rest to the business man who, tired from his day's work, takes a much better view of life after a quick trip in an up to date electric train with comfortable seats facing the front of the train, plenty of ventilation and room instead of capacity taxed city facilities. Commuting rail journeys along the Hudson in Westchester consume less time than is needed to reach many localities within New York's borders from its industrial centers.

The movement has been progressing quietly and steadily during the last eight years. Of course the populations of the towns are not increasing in tremendous proportions overnight. It is, on the other hand, a growth which is cumulative and permanent—a growth of desirable people who come to stay, the kind which weld with and become part of the good citizenry. Such a growth is beneficial.

Peekskill is becoming more and more a central point in the Westchester-Rockland and the Orange sections of the State. With the construction of the new bridge from Anthony's Nose to Bear Mountain, authorized by legislation enacted in 1914, the Hudson River travel in the district has been about 10 per cent, since 1914.

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Tarrytown has about 1,500 daily commuters.

ATTORNEY BUYS FINE HOME IN FIELDSTON

Martin Conboy Acquires John R. Delafield Place.

Martin Conboy, the attorney, has purchased the Fieldston estate of Col. John Ross Delafield of the law firm of Delafield, Thorne & Burleigh through George Howe, broker. The deal calls attention again to the marked activity that has been in progress in this historical and interesting district of New York. The River section are in Irvington. Property may be obtained on an acreage basis at \$2,000 an acre up. Scarborough lies four miles north of Tarrytown and is noted for its handsome estates, among them being those of Frank A. Vanderbilt and E. C. Macy. The Scarborough School, founded by Mr. Vanderbilt a few years ago, is in this section. Scarborough is approximately an hour's ride from New York by train and land there is available for lower prices than that nearer the city. It is mostly offered in acreage plots and may be obtained for \$1,500 an acre up.

LARGE APARTMENT FOR CATHEDRAL PARKWAY

To Be Built on Ehret Plot East of Broadway.

George Ehret has sold the plot on the north side of Cathedral Parkway, 150 feet east of Broadway, which he owned since 1897. The property fronts 175 feet on Cathedral Parkway and adjoins the corner of Broadway. The purchaser is Samuel Roseff, an operator in Bronx and Mount Vernon realty, who will improve the site with a fifteen-story apartment house. Slawson & Hobbs were associated with Schmidt & Donahue, who represented Mr. Ehret, in the sale of this property, and they have arranged for the financing of the operation. The undertaking will involve approximately \$250,000.

EDWIN GOULD TO BUILD MORE HOUSES IN BRONX

Plans 17 Additional Dwellings on Pelham Parkway.

Edwin Gould has been so successful in disposing of his dwellings in what is known as Pelham Parkway Gardens in the Bronx that work has been started on seventeen additional houses, which will be ready about the middle of next March. The same character of houses as was typified by the original group will be erected on Stillwell, Astor, Gunther and Wickham avenues. Each house will be built of brick with slate roof and will contain from six to eight rooms and each house will have a brick garage and about 5,000 square feet of land. Electus D. Litchfield and Rogers, who designed the original group, are architects for eleven of the new houses, while Walter D. Blair is the architect for the other six. The H. Wales Lines Company of Marietta, Conn., will build the Litchfield houses and Prossitt, Glover Company, Inc., will erect the houses for Mr. Blair. Anson F. Robinson is the agent for the properties. Only two of the original group remain unsold and two of the proposed seventeen houses have been sold from plans. Among the recent buyers are W. F. Crockett, N. E. Talman, Thomas F. Murray, Joseph R. Hughes, Mathew J. Hansen, C. E. Croft, L. J. O'Brien and George L. Taylor.

REALTORS PLAN MEETING.

The National Committee of the National Association of Real Estate Boards, made up of one representative of each of the 42 member real estate boards of the United States and Canada, will meet at Jacksonville, Fla., the latter part of January. The exact date will be announced later. This meeting is second in importance only to the national convention, which takes place at Cleveland June 25-30. Much of the business usually transacted at the annual convention will be taken care of at the Jacksonville meeting, at which time also the new officers and directors of the Association will be installed.

Fieldston Like a Country Town Within City's Limits

By GEORGE HOWE.

OF THE many interesting residential places along the Hudson the zone which embraces Spuyten Duyvil and Riverdale is without doubt one of the most surprising of any within commuting distance of the metropolis. About the time of the war of 1812 this section was considered far from New York city proper. Now one must travel from two to three miles north in order to get out of the city limits. The magic like growth of property along North Broadway has brought swiftly this residential zone within easy means of quick communication. To the great satisfaction of nature lovers and those who have inherited the many large estates which were founded generations ago and now owned by such prominent people as Cleveland H. Dodge, George W. Perkins, Edward C. Delafield, Archibald Douglas, William Braden and others prominent in political, business and social affairs, the whole region has retained the natural beauty of magnificent old trees, rolling hills, wooded valleys and picturesque high places overlooking the Hudson that have been guarded carefully from the invasion of commercial activities. Up to within a few years ago practically none of this property had changed hands, but recently there has been considerable activity in the transfer of several large estates which overlook the Hudson River.

The future growth of Riverdale is destined to be one which will make real estate history. At the present time there is being developed along conservative yet very intelligent lines a restricted residential park known as Fieldston, just west of Broadway, between the old Post road and Riverdale avenue. This park constitutes the restricted residential district of Riverdale and offers

about January 1. The other is to be on South Broadway (the Albany Post Road), south of Main street. The site has been purchased for \$100,000 and the structure will cost between \$350,000 and \$400,000. The building contract has not been let.

"We have just formed the Board of Real Estate Brokers of the Tarrytown Chapter of the Westchester County Realty Board. Edward Morse is its president, I am its secretary and Luke Halpin is its treasurer. We haven't done much yet, but we are working on plans for the improvement of real estate conditions up this way."

Active Market in Ossining.

George L. Knapp of Ossining said that the market in his section had been lively during the last few years and that a lot of property in the district had changed hands during the period. It was mostly small houses, the demand for which could not be supplied, he declared.

"We have had nothing here to rent in the last two years," he continued. "Twenty-five or thirty houses have been finished recently or are under way, but labor conditions are holding up construction plans and building material is tied up."

At Ardsley on Hudson is the residence of Walter B. Walker, designed by Frank J. Forster. It is an English type of house having rough stucco walls, a brick and timber entrance and a brick chimney with round tile chimney pots. The roof is shingles in the wing at the right is the garage. Also at the right is to be seen the arched door of the servants' entrance. The windows are of the casement type.

The Ossining home of Dan R. Hanna also was planned by Mr. Forster. It is Elizabethan in style and its walls are of stone in the first floor and of half timber in the second floor. The roof is of red tiles and the casements of leaded glass and steel.

The residence of Mrs. E. A. McGill at Tarrytown, north of the Old Dutch Church on the road to Ossining, built for Robert B. Dula, at that time vice-president of the American Tobacco Company, is in plans of the Patterson King Corporation. The house attracted the attention of a railroad president who lived in Chicago and commissioned its architects to plan one similar to that erected on the shore of Lake Michigan.

Near Peekskill is the home of Hugh B. Baker, designed by the same architect. In the form of a T, a short place leading from Wilsey street, Tarrytown, Kaimowitz & Goldberg have built, or are completing, twelve dwellings of the Dutch Colonial type. They occupy plots of about forty foot frontage by sixty foot depth and are offered for \$3,500.

Golf and country clubs have been formed in nearly all of the communities. Of the former, the best known are at Ardsley-on-Hudson, Scarborough, Hastings-on-Hudson, Yonkers, the Hollow Brook at Peekskill and the Sleepy Hollow at Scarborough are prominent country clubs.

MORE CIVIC BEAUTY IN PLAN OF WOODSIDE, L. I.

Clergyman-Architect Gives Services Free.

There is a movement under way in Woodside, L. I., by property owners to make alterations with a view to changing the front elevation of old houses to add to the attractiveness of the community and to urge builders of new structures to adhere to plans that will make for beauty.

The Rev. Anthony P. Trice, who is a member of the Woodside Centre League, Woodside, L. I., has publicly announced that he will cheerfully and without charge assist any Woodside property owner contemplating alterations of old buildings to add to the attractiveness of Woodside.

Mr. Trice, who is a graduate architect and construction engineer, but not following this profession now, says: "With but little effort and small expense, changes can be made on old style buildings which will not only add to the beauty of Woodside but make the altered structure very attractive and increase its value. I shall gladly aid the members of the Woodside Centre League in the preparation of their plans for new houses, making such suggestions as will work for beauty and still be inexpensive. The folks are welcome to my services. There will be no charges. Pretty homes, attractive dwellings, are a part of the freeds and the home is an important part of my church work."

CHICAGO CO. IN L. I. CITY.

The Walker Vehicle Company of Chicago has arranged through Roman-Call, a local company, to erect a three-story reinforced concrete service station on a plot 100x110 at the southwest corner of Ely avenue and Thirtieth street, Long Island City. The building will be constructed by the Nevel Realty Corporation from plans of R. Robert Swartzburg, architect. The lease is for ten years with option to purchase during the first three years.